

WHAT IS THE HOUSING ASSISTANCE PROGRAM?

The OACAC Housing Assistance Program helps pay rent for low income residents so that they can live in a house, apartment or mobile home which is decent, safe, sanitary and affordable.

WHERE DOES THE OACAC HOUSING ASSISTANCE PROGRAM PROVIDE SERVICES?

The Housing Assistance Program helps people in Barry, Christian, Dade, Dallas, Lawrence, Polk, Stone, Taney, Webster and Greene Counties (Excluding the City of Springfield).

WHO IS ELIGIBLE FOR OACAC HOUSING ASSISTANCE?

You must be a resident of or work in Barry, Christian, Dade, Dallas, Lawrence, Polk, Stone, Taney, Webster or Greene Counties. (Assisted home must be located outside the city limits of Springfield.) Applications will be accepted from persons outside these counties but applicants will be classified as nonresidents and will require that you live in OACAC’s jurisdiction for a minimum of twelve months.

Your family income must fall at or below the HUD Very Low Income Guidelines.

You must have not left other assisted housing owing money to the housing agency or left in violation of the lease agreement or family obligations.

You must have not committed any drug related or violent criminal activities.

No person will be denied participation in the housing program on the basis of race, color, religion, sex, national origin, handicap, or family status.

HOW DOES THE HOUSING ASSISTANCE PROGRAM WORK?

When you meet all the eligibility requirements, your name is placed on a Waiting List according to the date and time of your application.

When funds become available and your name has reached the top of the waiting list, you will be issued a Section 8 Housing Choice Voucher.

WHAT ARE THE BENEFITS OF THE HOUSING ASSISTANCE PROGRAM?

Once you have been issued a Housing Choice Voucher and after OACAC has signed a contract with your landlord, you are considered to be a part of the Housing Assistance Program.

This is how the program helps you:

Your share of the monthly rent to the owner of the property is generally based on 30% of your household’s adjusted monthly gross income.

You also receive a standard deduction based on those utility costs which you must pay. After your portion of the rent is figured, the remainder of the rent due to the landlord is paid by the OACAC Housing Assistance Program

Housing Assistance benefits are guaranteed for one year provided you meet your responsibilities under the Lease Agreement with the owner of the property.

The property owner agrees to make repairs to the rental property as needed; however, you are responsible for damages you cause.

AS A PARTICIPATING TENANT ON THE PROGRAM, WHAT WILL BE EXPECTED OF ME?

Pay your share of the monthly rent to the landlord on time.

Comply with the terms of the Lease Agreement signed by you and the landlord.

Keep the home and surrounding area clean.

Report any changes in family composition to OACAC in writing within ten (10) days and provide information regarding your income as requested.

You are allowed 60 days to locate a rental home which passes inspection and is considered “rent reasonable.”

OACAC does not own property to rent to tenants. You are responsible for finding the home of your choice. An OACAC Housing Counselor will be available to you to help you make important decisions about your housing.

The owner of the property must also be willing to participate in the program and accept housing assistance payments each month from OACAC.

The rental home where you currently live may qualify.

RESTRICTIONS ON LEASING TO RELATIVES:

- (1) OACAC may not approve a property for lease if the owner is the **parent, child, grandparent, grandchild, sister or brother** of the Section 8 Voucher holder that is seeking to rent the unit.
- (2) OACAC may still approve a unit for lease, if we determine that approving the property would provide **reasonable accommodation for a family member who is a person with disabilities receiving disability payments.**



Equal Housing

WHAT ARE THE REQUIREMENTS A RENTAL UNIT MUST HAVE TO QUALIFY FOR HOUSING ASSISTANCE?

You can rent a single family house, apartment or mobile home, but it must meet Housing Quality Standards.

- ◆ Walls, floors, ceilings, roof and windows must be in good repair.
- ◆ The rental home must have hot and cold running water.
- ◆ The owner must supply an adequate heating system
- ◆ The home must have locking windows and doors.
- ◆ Each living and sleeping room must have one permanent light fixture and one electrical outlet, or two working electrical outlets.
- ◆ The home must have an indoor bathroom with an openable window or vent.
- ◆ There must be a bedroom for every two family members.
- ◆ There must be a kitchen with a sink that has hot and cold running water; space to store, prepare and serve food; a cooking stove and refrigerator. The tenant can furnish the stove and refrigerator.
- ◆ If the rental unit is a mobile home, it must be equipped with tie downs and it must be skirted at the foundation.
- ◆ The home must be free of cracking, peeling, chipping paint.
- ◆ The neighborhood and site on which the home is located must be free of health and safety hazards.
- ◆ A working smoke detector must be present on each level of the home.

WHO SPONSORS THE HOUSING ASSISTANCE PROGRAM?

The Housing Assistance Program is sponsored by the Dallas County Public Housing Agency, which consists of the County Commissions where the program operates. The Ozarks Area Community Action Corporation (OACAC) administers the Housing Assistance Program with funds received from the U.S. Department of Housing and Urban Development (HUD) .

HOW TO APPLY

You can apply for the Housing Assistance Program at the OACAC Neighborhood Center in the county where you live.

BARRY COUNTY NEIGHBORHOOD CENTER

700 E. Hwy 248
Cassville, MO 65625
Phone#: 847-2140

CHRISTIAN COUNTY NEIGHBORHOOD CENTER

204 E. Elm
Ozark, MO 65721
Phone# 581-7631

DADE COUNTY NEIGHBORHOOD CENTER

408 W. Water
Greenfield, MO 65661
Phone#: 637-2701

DALLAS COUNTY NEIGHBORHOOD CENTER

1350 Carlson Lane
Buffalo, MO 65622
Phone #: 345-7964

GREENE COUNTY NEIGHBORHOOD CENTER

560 A N. Stewart
Springfield, MO 65802
Phone#: 447-0554

LAWRENCE COUNTY NEIGHBORHOOD CENTER

101 E. Olive
Aurora, MO 65605
Phone#: 678-5031

POLK COUNTY COMMUNITY CENTER

2110 S. Springfield Ave.
Bldg. 2, Unit B
Bolivar, MO 65613
Phone#: 326-6276

STONE COUNTY NEIGHBORHOOD CENTER

10944 E. State Hwy 76 Lower Level
Branson West, MO 65737
Phone#: 272-8508

TANEY COUNTY NEIGHBORHOOD CENTER

610 S. 6th
Branson, MO 65616
Phone#: 239-1882

WEBSTER COUNTY NEIGHBORHOOD CENTER

211 N. Clay Suite D
Marshfield , MO 65706
Phone#: 859-4589



Ozarks Area Community Action Corporation

Housing Assistance
Program
215 South Barnes
Springfield, MO 65802

(417) 864-3444
TTY: (417) 864-3445

